

Address: 1921 SUNLAND AVE

CITZ

HIGH WEEDS

**Parcel(s)**

<b>Parcel:</b>	<b>Size:</b>	<b>Subdivision Name:</b>
13933110071	0.15 ACRE	RANCHO MANOR UNIT #1

**Owner Information:**

21-May-03	17-Dec-03	FEDERAL HOME LOAN MORTGAGE CORP % WELLS FARGO HOME MTGE INC P O BOX 1225; CHARLOTTE, NC 28201-1225
10-Aug-02	21-May-03	MARTIR SALVADOR 1921 SUNLAND AVE; LAS VEGAS, NV 89106-3917
17-Dec-03	06-Aug-09	ARROYO RUBEN 1921 SUNLAND AVE; LAS VEGAS, NV 89106-3917
06-Aug-09		CITIMORTGAGE INC % CR TITLE SERV 1000 TECHNOLOGY DR MS-314; O'FALLON, MO 63368-2239

**Inspection Summary**

<b>Inspector:</b>	<b>Status:</b>		<b>Scheduled DT:</b>	<b>Start Dt:</b>	<b>Comp DT:</b>	<b>Min:</b>
970581	Failed		5/20/2009	05/09/2009 15:05	05/09/2009 15:25	20
970581	Passed	Partial	5/22/2009	05/22/2009 16:30	05/22/2009 16:40	10
970581	Failed		6/1/2009	06/01/2009 12:55	06/01/2009 12:58	2
970581	Passed	Partial	6/12/2009	06/12/2009 12:45	06/12/2009 12:50	5
970581	Failed		7/13/2009	07/13/2009 11:15	07/13/2009 11:23	7
960066	Passed		7/31/2009	07/31/2009 10:15	07/31/2009 10:15	0
<b>Time in Minutes:</b>						45

**Violation Details**

<b>Violation</b>	<b>Violation DT:</b>	<b>Resolve DT:</b>	<b>Location:</b>
A-BLD DNGR	5/20/2009		PROPERTY
SECURE ALL OPENINGS TO CLV SPECIFICATIONS OR REPAIR ALL DOORS AND WINDOWS TO PROPERLY SECURE STRUCTURES.			
AN-006	7/13/2009	7/31/2009	PROPERTY
REMOVE ALL HIGH VEGETATION			

**Log**

<b>Type:</b>	<b>Date:</b>	<b>Employee:</b>	<b>Min:</b>
LETTER	9/9/2009 11:02:00 AM	JESSICA LARRAMENDY	0
JL) Report of Expense Letter and Memo mailed to property owner both certified and regular mail.			
MEET	9/8/2009 11:00:00 AM	JESSICA LARRAMENDY	0
JL) Scheduled to go before Council on October 7, 2009			
MISC	8/4/2009 7:00:00 AM	LAURA DEARMOND	0
Ld) \$1,145 PAID TO WEAVER			
VIDPST	7/31/2009 10:14:00 AM	ANTHONY GUARINO	0
21)post video and photos done in CC items file/ close.do not release			

VIDREQ	7/30/2009 7:57:00 AM	LIDIA MCKENZIE	0
lm) completion notice sent; request for post-abatement video to #21 w/paperwork; file returned to Ld.			
VIDPRE	7/23/2009 1:16:00 PM	ANTHONY GUARINO	0
21)pre video and photos done in cc items file			
VIDREQ	7/21/2009 10:56:00 AM	LAURA DEARMOND	0
Ld) RECEIVED WEAVER START DATE 7-27 FAX & SENT VIDEO REQUEST EMAIL TO #21			
BIDA	7/17/2009 11:16:00 AM	LAURA DEARMOND	0
Ld) BID AWARDED TO WEAVER CONSTRUCTION			
INSP	7/13/2009 11:15:00 AM	ROBERT KAEMPFER	8
26) Property remains the same, all violations remain: o/s-all yards, r/w-all yards, high weeds-all yards, open and accessible structure in rear yard, house is open and accessible, took pixs, CONTINUE ABATEMENT			
MISC	7/9/2009 1:00:00 PM	LAURA DEARMOND	1440
Ld) RECEIVED CERTIFIED CARD FROM NEW OWNER CitiMortgage Inc. c/o REO Department c/o CR Title Services 1000 Technology Drive, MS-314 O'Fallon, MO 63368-0000			
RECORD	7/2/2009 9:52:00 AM	JESSICA LARRAMENDY	0
JL) Recorded N&O Regarding Vacant or Abandoned Dang Bldg dated July 1, 2009 at Clark County. Recorded in Book: 20090702 Inst: 00641			
MISC	7/1/2009 1:59:00 PM	LAURA DEARMOND	0
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO NEW OWNER CitiMortgage Inc. c/o REO Department c/o CR Title Services 1000 Technology Drive, MS-314 O'Fallon, MO 63368-0000			
MEMO	6/29/2009 9:05:00 AM	ANTHONY GUARINO	0
21)continue abatement, contacted Steve Boiln WF, this is not in his control.			
LETTER	6/17/2009 1:21:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED & REGULAR LETTERS TO OWNER Ruben Arroyo 1921 Sunland Avenue Las Vegas, NV 89106-3917 RETURNED ATTEMPTED NOT KNOWN UNABLE TO FORWARD			
NTCABT	6/12/2009 12:45:00 PM	ROBERT KAEMPFER	5
26) POSTED 10 N&O ON FRONT DOOR, TOOK PIXS, CB 6-22			
MISC	6/9/2009 1:50:00 PM	LAURA DEARMOND	0
Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER Ruben Arroyo 1921 Sunland Avenue Las Vegas, NV 89106-3917			
BIDR	6/9/2009 7:00:00 AM	LAURA DEARMOND	0
Ld) RECEIVED BIDS (1) WEAVER \$1,145 (2) NDX \$1,949 (3) DISASTER KLEEN-UP OF NV \$2,599			
RECORD	6/3/2009 3:42:00 PM	JESSICA LARRAMENDY	0
JL) Recorded N&O to Comply Regarding Vacant or Abandoned Dangerous Building dated May 20, 2009 at Clark County. Recorded in Book: 20090603 Inst: 04597.			
BIDS	6/3/2009 9:22:00 AM	LAURA DEARMOND	0
Ld) FAXED BID TO CONTRACTORS, DUE BACK 6-8			
MISC	6/3/2009	ELIZABETH DOUGLAS	0
PLACED N & O RECORDED 6/3/09 IN FILE.			
DBPROJ	6/1/2009 1:00:00 PM	ROBERT KAEMPFER	10
26) Property remains the same, all violations remain, took pixs, CONTINUE ABATEMENT			
LETTER	5/26/2009 1:52:00 PM	LAURA DEARMOND	0
Ld) CERTIFIED & REGULAR LETTERS TO OWNER Ruben Arroyo 1921 Sunland Avenue Las Vegas, NV 89106-3917 RETURNED UNCLAIMED UNABLE TO FORWARD			
NOPOST	5/22/2009 4:30:00 PM	ROBERT KAEMPFER	10
26) No Improvement, posted N&O on front door, took pixs, cb 6-1			
DBPROJ	5/20/2009 8:35:00 AM	LAURA DEARMOND	0
Ld) SENT NOTICE AND ORDER REGARDING VACANT OR ABANDONED DANGEROUS BUILDING TO OWNER Ruben Arroyo 1921 Sunland Avenue Las Vegas, NV 89106-3917			
CONTCT	5/19/2009 2:28:00 PM	LYNN NIHIPALI	0
Ld) PLEASE COMPLAINANT JEAN ZORN 382-7686 & LET HER KNOW WHEN THIS WILL BE TAKEN CARE OF			
FORCLO	5/19/2009 2:27:00 PM	LYNN NIHIPALI	0
16)BREACH RECORDED ON 2-17-2009			

CASENO 78262 ABANDB

02424-31

NOREQ

5/19/2009 2:27:00 PM

LYNN NIHIPALI

0

16)NOTICE AND ORDER PREPARED AND FORWARDED TO 21 FOR REVIEW.

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*Time in minutes:*

1473